

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdb.co.uk

£249,995
43 Westbourne Road
Portsmouth, PO2 7LB

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Westbourne Road, copnor. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs W.C and a lean-to conservatory. The first floor consists of three bedroom and a fitted shower room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden with a brickbuilt shed, with power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth for your internal inspection. 02392 661 662





OBSCURE STAINED GLASS PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Laminate flooring, radiator, stairs to first floor, door to reception room one, door to reception room two, door to kitchen, under stairs cupboard space housing gas and electric meters.

RECEPTION ROOM ONE 13' 8" into bay x 10' 1" (4.17m x 3.07m) PVC double glazed bay window to front aspect, radiator, laminate flooring, open to kitchen, space for fridge/freezer.

KITCHEN 11' 3" x 7' 10" (3.43m x 2.39m) Range of wall and base units, roll top work surfaces, range cooker, spot lighting, 1 1/2 stainless steel sink with mixer tap and drainer unit, tiled splash back, stainless steel splash back, integral dishwasher, tiled flooring, open to lean to conservatory.

LEAN-TO CONSERVATORY PVC double glazed back door to garden, tiled flooring, plumbing for washing machine, door to WC.

WC Low level WC, tiled flooring,

RECEPTION ROOM TWO 19' 1" x 9' 6" (5.82m x 2.9m) PVC double glazed window to side aspect, double radiator, laminate flooring.

LEAN TO CONSERVATORY PVC double glazed French doors to garden, glass roof.

FIRST FLOOR LANDING Door to bedroom one, two, three and the shower room, inspection hatch, airing cupboard.

BEDROOM ONE 13' 3" x 10' 10" (4.04m x 3.3m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 10' 4" x 9' 7" (3.15m x 2.92m) PVC double glazed window to rear aspect, double radiator, cupboard housing wall mounted combination boiler.

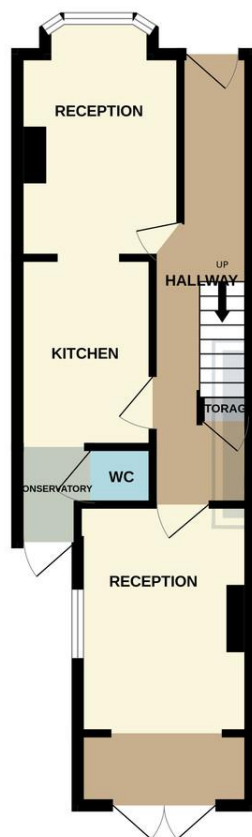
BEDROOM THREE 11' 4" x 7' 10" (3.45m x 2.39m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, walk in shower cubicle, tiled to principle areas, spot lighting.

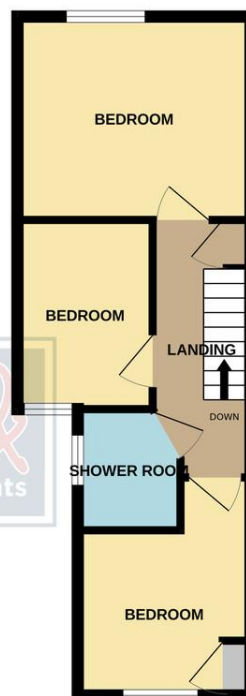
GARDEN 31ft' (9.45m) West facing fully enclosed, patio, access to shed.

BRICK BUILT SHED 8' 3" x 5' 9" (2.51m x 1.75m) Power and lighting.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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